



**GRASS VALLEY CITY COUNCIL**  
125 East Main St., Grass Valley, CA 95945  
Robert Richardson, City Manager  
Kristi Bashor, City Clerk

**Council Members**  
Howard Levine, Mayor  
Lisa Swarthout, Vice Mayor  
Jan Arbuckle  
Ben Aguilar  
Jason Fouyer

December 14, 2016

U.S. Environmental Protection Agency- Region 9  
Attention: Ms. Noemi Emeric-Ford  
6000 Wilshire Blvd., Suite 1460  
Los Angeles, CA 90017

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Ms. Emeric-Ford:

The City of Grass Valley is pleased to present the enclosed proposal for EPA Brownfields Assessment Grant funding to lead a coalition assessment for hazardous substances. The Coalition Partners include the City of Grass Valley, the City of Nevada City, and the County of Nevada. We recognize that although we have a rich history as thriving and productive gold mining communities, many of our abandoned mine sites now present obstacles to planned development, as also present exposure risks for nearby residents and casual recreational users.

The proposed assessment and cleanup planning will identify hot spots and facilitate the reuse of mine scarred land, reducing sprawl and allowing for planned community development of idle properties that are contiguous with existing affordable housing. The project will leverage previous private and public assessment funding and will facilitate regulatory certification of key strategic properties by the California Department of Toxic Substances Control (DTSC).

Outcomes of the Coalition assessment will include (1) the identification of highly contaminated areas for land use restriction, (2) the certification of less contaminated properties for planned reuse, (4) ongoing communication with the public regarding coalition and EPA efforts, and (5) collaboration and information transfer between Coalition Partners, EPA and state regulatory agencies. The project will prevent community exposures to legacy toxics, encourage private redevelopment funding by addressing uncertainties related to hazardous substances, and support our neighborhoods by allowing for planned development and safe recreation opportunities.

The coalition will leverage private and public funding of previous assessments, and will build upon federal research funding for mining contamination in our communities. EPA has previously funded DTSC's study of arsenic bioavailability in local soils (EPA Technical Assistance Grant TR-834151-01), and the US Geological Survey continues to perform scientific studies of mercury in our watersheds (for example, USGS Scientific Investigations Report 2004-5251 and current reports pending for Deer Creek and the South Yuba River). Mercury is our state's leading cause of water quality impairment, and water bodies within our region have been identified on the 303d list as impaired due to mercury contamination from mine scarred lands. Elevated concentrations of arsenic, lead, mercury and other heavy metals in mine waste present risks to human health, water quality and ecological receptors.

Our region is home to rural communities that are economically disadvantaged and disconnected from the economic growth of the California Central Valley and coastal communities in northern California. The coalition members are working together to promote affordable housing development and to attract businesses that will support our work force;

however, the mine scarred lands presents a patchwork of idle, contaminated properties around which our communities are growing. The City is a strong advocate of the principles of Smart Growth and these properties create a barrier to implementing these principles.

The scenic natural beauty of our communities and the carefully restored historic downtown areas now draw thousands of visitors to the area every year for historical interests such as the Empire Mine State Park, arts and music festivals, the Wild & Scenic Film Festival, and outdoor recreation including the Amgen Bike Tour of California. The Nevada County Economic Resource Council supports our efforts and realizes that the revitalization of our mine scarred land will not only attract visitors, but will also foster workforce development by supporting and attracting business investment.

The following are required responses:

- A. Applicant Identification:  
City of Grass Valley  
215 E. Main Street, Grass Valley, CA 95945  
(530) 274-4330  
[www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)  
DUNS Number: 062400192
  - B. Funding Requested:
    - i) Grant Type: Assessment
    - ii) Assessment Grant Type: Coalition
    - iii) Federal Funds Requested: \$600,000
    - iv) Contamination: Combination of Hazardous Substances and Petroleum
  - C. Location: City of Grass Valley, City of Nevada City, and Nevada County, California
  - D. Property Information: Not Applicable for this project (key properties are described in the narrative).
  - E. Contacts
    - i) Project Director: Tom Last, Community Development Director; 215 E. Main Street, Grass Valley, CA 95945; (530) 274-4711; [toml@cityofgrassvalley.com](mailto:toml@cityofgrassvalley.com)
    - ii) Chief Executive/ Highest Ranking Official: Howard Levine, Mayor of Grass Valley; 215 E. Main Street, Grass Valley, CA 95945; (530) 274-4318; [hlevine@cityofgrassvalley.com](mailto:hlevine@cityofgrassvalley.com)
  - F. Population:
    - i) General Population of jurisdiction per US Census, 2015: Grass Valley population is 12,944; Nevada City population is 3,051; Nevada County population is 98,877
    - ii) Coalition Members are all municipal forms of government.
    - iii) Nevada County is not a county experiencing "persistent poverty".
  - G. Regional Priorities Form/Other Factors Checklist: Attached
  - H. Letter from State Environmental Authority: Attachment B
- The Coalition Partners have a track record of success in their individual communities, and we look forward to the opportunity to partner with EPA on this important project.

Sincerely,  
Grass Valley, Lead Coalition Partner



Howard Levine, Mayor

Cc: Eric Byous, EPA Region 9 North California Lead

## 1. Community Need

### 1.a. Targeted Community and Brownfields

**1.a.i. Community and Target Area Description:** The target area is in northern California and western Nevada County. The area is home to several communities that are economically disadvantaged and disconnected from California's economic growth, including the City of Grass Valley, the City of Nevada City, and the Nisenan Tribe. Although the communities have a rich history as thriving and productive gold mining communities, mine-scarred lands present obstacles to planned development and exposure risks for nearby residents and casual recreational users.

Both Grass Valley and Nevada City are small, well-preserved towns in the historic Gold Rush region of California's Sierra Nevada foothills. After gold was discovered in the region in 1849, thousands of prospectors arrived in search of their fortune, overtaking the native population of the Nisenan Tribe. Mining formed the basis of the area's economy for one hundred years, until the industry's decline after World War II. Due to environmental regulation and global economics, mining operations ceased and caused a substantial loss of jobs and economic decline, followed by a sharp decline in the timber and lumber milling industries.

The Coalition members recognize the need to promote and attract business development by reducing uncertainties related to contamination on mine-scarred land. The area's scenic natural beauty and carefully restored historic downtowns draw thousands of visitors every year. Amid the scenic beauty, however, the abandoned mining features present exposure risks and hot spots for water pollution.

Approximately 2,660 abandoned mining sites have been identified in or near Grass Valley and Nevada City (California Division of Mines and Geology, [http://www.conservation.ca.gov/omr/abandoned\\_mine Lands/AML\\_Report](http://www.conservation.ca.gov/omr/abandoned_mine Lands/AML_Report)). The California Department of Toxic Substance Control (DTSC) EnviroStor database identifies 27 cleanup sites in the area. Over 4,000 acres of mine-scarred land have been identified within five miles of Grass Valley and Nevada City and across traditionally native lands, including old reservation sites. Approximately 1,000 acres of mine-scarred land have been identified within the municipal sphere of influence, and many of these contaminated properties define the current city limits. Overall, the area has a disproportionate number and density of brownfields sites that are affecting our ability to attract development dollars and improve employment opportunities for our low-income communities.

**1.a.ii. Demographic Information:** The population of the target community has a high percentage of senior citizens, of which almost half are disabled, and a high percentage of lower income households who work in construction, visitor serving, retail, or other service sectors. The community is becoming increasingly multi-cultural as both Cities seek to create new jobs and business, presenting the employment opportunities necessary to attract and retain younger people and families. Over the twenty-year period from 1990 to 2010, the number of people identifying themselves as Latino/Hispanic living in Grass Valley more than doubled increasing from 4% in 1990 to 10.6% in 2010 (<http://quickfacts.census.gov/qfd/states/06/06057.html>). The one hundred tribal members of the Nisenan Tribe are all that remain of the original residents of the Sierra Nevada foothills communities. The tribe suffered tragic losses as a result of the Gold Rush, whose effects continue to reverberate to the present. They continue to suffer the consequences of their accumulated historical traumas, with high levels of drug dependency, delinquency and unemployment, particularly among youth. Key social data for vulnerable populations in the target communities are presented below, with corresponding data for the state and nation.

Table 1. Demographics of Coalition Communities

Targeted Community	Grass Valley	Nevada City	Nevada County	California	National
Population	12,944 <sup>1</sup>	3,051 <sup>1</sup>	98,877 <sup>1</sup>	39,144,818 <sup>1</sup>	321,107,084 <sup>1</sup>
Est. Per Capita Income	\$23,005 <sup>1</sup>	\$33,326 <sup>3</sup>	\$32,117 <sup>1</sup>	\$29,906 <sup>1</sup>	\$28,555 <sup>1</sup>
Median Household Income	\$33,325 <sup>1</sup>	\$60,190 <sup>1</sup>	\$56,949 <sup>1</sup>	\$61,489 <sup>1</sup>	\$53,482 <sup>1</sup>
Unemployment	8.7% <sup>2</sup>	7.5% <sup>2</sup>	6.0% <sup>2</sup>	7.0% <sup>2</sup>	5.0% <sup>2</sup>

Poverty Rate	28.3% <sup>1</sup>	12.4% <sup>1</sup>	11.4% <sup>1</sup>	15.3% <sup>1</sup>	28.3% <sup>1</sup>
Percent Minority	10.6% <sup>1</sup>	14.9% <sup>1</sup>	14.4% <sup>1</sup>	38.0% <sup>1</sup>	27.2% <sup>1</sup>
Percent Persons >65 yrs	25.0% <sup>1</sup>	17.9% <sup>1</sup>	24.5% <sup>1</sup>	12.1%	13.7% <sup>1</sup>
Percent Disabled	22.6% <sup>4</sup>	Unknown <sup>5</sup>	17.7% <sup>4</sup>	10.6% <sup>4</sup>	18.7% <sup>4</sup>

Notes: (1) Data are from the 2014 U.S. Census data available at

[http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP05&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt)

(2) Data are from the 2014 U.S. Census and are available at

[http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP03&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt)

(3) Data are from the U.S. Department of Commerce, Bureau of Economic Analysis, *Survey of Current Business*, available at <http://www.bea.gov/newsreleases/relsarchivespi.htm>

(4) Data are from Cornell University Disability Data at [www.disabilitystatistics.org](http://www.disabilitystatistics.org)

(5) Difficult to obtain data in small rural communities

**1.a.iii. Brownfields and Their Impact:** Mine-scarred land is frequently left as open space because development is impractical. However, assessment of these lands is a critical step to inform the community and local governments about what portions of these lands are indeed toxic and must be subject to land use controls, and what portions can be efficiently cleaned up and reused as part of the regional development plan. The 1,000 acres of mine-scarred land described above include key sites that define the current boundaries of our communities and key infill sites within the communities. These contaminated properties currently sit idle, restricting smart growth and presenting persistent health risks and water quality concerns. Informal recreational use has evolved on mine-scarred lands that are too contaminated for development, exposing users to the toxic legacy of long-abandoned mining operations.

Mine-scarred lands adjacent to developed residential and commercial properties must be addressed because they present exposure concerns for adjacent residents, and because the patchwork of contaminated properties is restricting our ability to promote smart growth strategies. During and following the mining era, mine waste rock and tailings were used for construction of roads, highways, buildings and parks. Mine waste and tailings often contain toxic materials such as arsenic, lead, mercury, cadmium, chromium, cobalt, copper, cyanide, nickel, and asbestos.

The local climate, characterized by a four-month period from June to October in which there is little to no rainfall, exacerbates the threat to human health by creating the dusty conditions associated with the dry western states. Climate change is expected to exacerbate these conditions. The target area is a very high fire hazard zone, and wildfires create post-fire erosion of mine-scarred lands can release heavy metal-laden sediments into the local water systems, which supply water to the central valley and bay-delta.

## **1.b. Welfare, Environmental, and Public Health Impacts**

**1.b.i. Welfare Impacts:** The community is poised to grow around the contaminated, mine-scarred land along its eastern border. Assessment and cleanup will allow for reuse of these brownfields, promoting smart growth, localized services and better transportation choices, while promoting business investment in the community. The target area has a large homeless population and has experienced increases in homelessness due to recent warmer climates in the winter and an influx of black market marijuana cultivation. Nevada County experiences a 10% homeless population with 21% of those being chronically homeless, 6% veterans, 25% suffering from severe mental illness, and 26% having chronic substance abuse (<https://www.mynevadacounty.com/search/pages/Results.aspx?k=Homelessness%20in%20Nevada%20County>). This sensitive population uses idle Brownfields sites for unauthorized temporary camping and is exposed to legacy toxics. Assessment and cleanup would allow for reuse of these sites for supportive services, such as the two local homeless shelter initiatives that cannot currently find a suitable location (<http://www.theunion.com/news/local-news/housing-our-homeless/#>). Youth are exposed to legacy physical hazards, such as the abandoned mine shaft that collapsed at the Union Hill School sports field (California Department of Conservation, Jon Mistchenko, 2016) and are susceptible to residential and recreational exposure to mining toxics. Twenty-six percent of students in Nevada County are eligible for free or reduced lunch (<http://www.localschooldirectory.com/district-schools/2910298/Nevada-County-Office-of-Education-School-District/CA>). Grass Valley's

Lyman Gilmore Middle School serves 500 students in grades 6–8, of which 59.7% are eligible for free or reduced lunch. This school is the most ethnically diverse school in the community, with 19.4% minority students than other schools in the community. Grizzly Hill School outside of Nevada City is a Title 1 Eligible school, and 88.8% of students are eligible for free or reduced lunch (<http://www.localschooldirectory.com>).

**1.b.ii. Environmental Impacts:** Our mine-scarred lands are not remote sites; they are located within and adjacent to our communities. Informal recreational use evolves on what is often the only available open space, exposing users to the toxic legacy of abandoned mining operations. Nevada County's Air Quality is ranked in the lower 10<sup>th</sup> percentile in air quality ([scorecard.org](http://scorecard.org)) in the U.S. The poor air quality is primarily attributed to photochemical smog traveling east and up slope from the metropolitan areas of Sacramento, California. Wolf Creek, which runs through Grass Valley, and Deer Creek, which runs through Nevada City, are impaired by pollutants including sediment, nutrients, metals, mercury, and pathogens ([scorecard.org](http://scorecard.org)), and are listed under section 303(d) of the Clean Water Act for unsafe levels of mercury, pH and *E.coli* bacteria. Many sportfish in the stream are unsafe for human consumption due to mercury concentrations that exceed EPA safety thresholds (<http://www.sierrastreamsinstitute.org/documents/DeerCreekRestorationPlan2011.pdf>). Arsenic and lead occur at elevated concentrations in mine-scarred lands throughout the community. These metals originated from geological processes, which formed underground gold-bearing quartz veins, as well as from agricultural pesticide residuals and lead paint. Past mining operations have transported these toxic substances to the ground surface, mobilized them during chemical gold extraction processes (mercury amalgamation, cyanide leaching and chlorination), and disposed of them as waste piles on land and in watercourses.

**1.b.iii. Public Health Impacts:** There has been a significant increase in the number community members who are eligible for Medi-Cal benefits over the past 10 years. In 2000, there were 5,277 individuals on Medi-Cal in the Nevada County area. By 2014 this number had doubled to 10,860 (U.S. Census 2014). This shows a large increase in the number of persons needing financial support. The Nevada County Health Services estimates that there are 1,503 adults in Nevada County (out of 17,190 adults who are below the poverty level) who need mental health services or have severe mental illnesses (<https://www.mynevadacounty.com/search/pages/Results.aspx?k=Public%20health%20impacts>). In FY 2010, Nevada County Behavioral Health (NCBH) served approximately 1,100 adults and older adults. This illustrates there are unmet needs for mental health services in our community. Data shows that the most common health issues for adults with an SMI may include obesity, hypertension, asthma, diabetes, and heart disease. Unhealthy practices such as inadequate physical activity, poor nutrition, smoking, substance use, and the long-term side effects of psychotropic medications can contribute to our clients' risks of developing these serious health conditions. Nearly 80% of the mental health adult clients at NCBH have Medicaid and/or Medicare benefits (79.3%) with limited income and cannot easily afford high quality, healthy food, such as fresh vegetables and fruit. Many receive food from local food banks.

Arsenic, lead, cadmium, mercury and other heavy metals are typically present at elevated levels on mine-scarred land and effect human health. The impact of these toxins is compounded by the extremely dry, dusty conditions that prevail throughout the long dry summers. Nearby residents, including sensitive and minority populations, are at risk. Approximately 25% of homes in the target area house children under 18, and 45% of women are of child-bearing age (<http://www.who.int/mediacentre/factsheets/fs379/en/>). The minority population has grown from approximately 6% in 2000 to 21.4% in 2014 (<http://quickfacts.census.gov/qfd/states/06/06057.html>). These contaminated areas include Nisenan tribe historic lands.

Nevada County has age-adjusted breast cancer rates that rank in the top ten of the 58 counties in California ([http://www.ccrca.org/Reports\\_and\\_Factsheets/Annual\\_Statistical\\_Tables\\_by\\_Site.shtml](http://www.ccrca.org/Reports_and_Factsheets/Annual_Statistical_Tables_by_Site.shtml)). A comprehensive study of State of California health indicators prepared by the UCLA Center for Public Health Policy Research found that the Sierra Nevada mining counties, including Nevada County, had significantly higher rates of heart disease, hypertension and asthma (all in the 1<sup>st</sup> or 2<sup>nd</sup> worst quintile for all counties in California). The State of California Department of Public Health Center for Health Statistics reported that Nevada County had an age-adjusted cancer rate of 447.7 per 100,000 population, compared to 148.4 for the State of California and 188.7 for the

United States (California Department of Public Health, Center for Health Statistics, Cancer Deaths 2005). Preliminary findings from a recent study by Cancer Prevention Institute of California, in collaboration with Nevada City non-profit Sierra Streams Institute, indicate that older women who are long term residents of Nevada County have a significantly increased body burden of cadmium compared to younger women and women of the same age who are recent arrivals.

### **1.c. Financial Need**

**1.c.i. Economic Conditions:** The Great Recession in 2008 had a negative impact on communities in the target area. The fall in property values associated with the recent recession caused a decline in property taxes while City costs continued to rise, which has amplified the local government budget shortfalls. A prolonged period of high unemployment and a sluggish economic recovery have been compounded by a drop in transfer payments from state and federal governments. These factors have made the funding environment much more competitive and have impacted the ability to access grant funds. The impact of the state funding freeze on local government's ability to respond to grant opportunities made the need to form partnerships with community groups an imperative. This proposal is an example of such a partnership, with the Coalition planning to partner with local community organizations as it has done successfully for previous community improvement projects.

Grass Valley in particular is classified as disadvantaged community with a median household income below 80% of the statewide income. According to the 2014 Census data, the poverty rates in Grass Valley (28.3%) is well above national (11.3%) and state (16.4%) rates. The Nisenan Tribe and the Auburn United Indian Community are both underserved native communities that used this land as their ancestral home. Grass Valley also has a high rate of persons on public assistance or disability. The poverty rate among individuals is 16.3%. Close to 63% of the population meets the U.S. Department of Housing's definition of low or very low income, and 20% of the City's households meet the definition of extremely low income (Sierra Planning Organization, Regional Housing Needs Plan). Grass Valley provides a significant portion of the affordable and/or subsidized housing in the County. According to the State of California Employment Development Department, unemployment rates in Grass Valley (8.7%) and Nevada City (7.5%) are above the national rates (5.0%).

**1.c.ii. Economic Effects of Brownfields:** The data in Table 1 and the discussion above shows the economic disparity of these small rural communities in historic Gold Country. The key economic effects of brownfields include reduced land value surrounding brownfields, reduced redevelopment opportunities for residential and commercial use, reduced ability to attract business development and improve employment opportunities, increased human health exposures, degraded water systems, and degraded open spaces for recreational use. Municipalities in the target area rely heavily on local property taxes to fund municipal service departments, and redevelopment of key mine-scarred lands will spur workforce development and municipal incomes. Median household incomes in the City of Grass Valley (2014) amounted to only \$33,325 which is roughly 58% of the State median income of \$61,094. The 2014 Census reported that Grass Valley had the highest rate of unemployment of all jurisdictions in Nevada County. The poverty rate among individuals in Grass Valley is 28.3%. Close to 63% of the population of the City of Grass Valley meets the U.S. Department of Housing's definition of low or very low income, and 20% of the City's households meets the definition of extremely low income. Idle mine-scarred lands bordering the communities become illegal dumping sites and campsites for transients. In summer 2016 a transient camper started a wildfire that burned mine-scarred land along South Auburn Street that extending into the Empire Mine State Park. As the local economy relies on tourism and recreation-related spending, healthy open spaces are imperative. The project will allow for assessment and cleanup planning on key mine-scarred lands, thus reducing uncertainties related to attracting investment dollars.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description, Timing and Site Selection**



**2.a.i. Project Description and Alignment with Revitalization Plans:** The City of Grass Valley will lead a coalition of Gold Country communities to prioritize and develop cleanup plans for mine-scarred lands. Previous community-wide assessments have identified key properties where revitalization is needed to avoid a patchwork of idle contaminated land that is disrupting planned development and inviting unknown community exposures by casual recreational use.

**Outcomes** of the Coalition assessment will include (1) the identification of contaminated areas for land use restriction, (2) DTSC approval of less contaminated properties for planned reuse, (3) ongoing communication with the public regarding coalition and EPA efforts, and (4) collaboration and information transfer between Coalition Partners, EPA and state regulatory agencies. The project will reduce public exposure to legacy toxics, encourage private redevelopment funding by addressing contamination uncertainties, and allow for planned development and safe recreation opportunities for its citizens. The Coalition is aligned with local redevelopment strategy in that it promotes redevelopment of mine-scarred lands adjacent to existing development, where existing infrastructure (water and sewer) can be efficiently extended, and where planned neighborhoods and commercial zones can reduce commute times and provide opportunities for alternative transportation.

The Project will leverage past assessments, both public and private, and will build upon federal research funding for mining contamination in our communities. EPA has previously funded DTSC's study of arsenic bioavailability in local soils (EPA Technical Assistance Grant TR-834151-01), and the US Geological Survey continues to perform scientific studies of mercury in our watersheds (for example, USGS Scientific Investigations Report 2004-5251 and current reports pending for Deer Creek and the South Yuba River).

The goal is to identify highly contaminated areas for land use restriction and certify the remainder of the properties for redevelopment. Without EPA support, the communities will continue to grow around these idle contaminated properties, increasing exposure risks and resulting in disjointed development.

To leverage local resources and to promote the revitalization of smaller and less complicated properties, the Coalition will host an informal working group with input and technical assistance from EPA, DTSC and RWQCB. The purpose of the working group is to encourage collaboration with state agencies on a road map to redevelopment, thus encouraging private funding of cleanup and redevelopment for less complicated Brownfields properties that are not candidates for EPA assessment funding.

The Coalition Partners include the City of Grass Valley, the City of Nevada City, and the County of Nevada. The Coalition provides a forum in which the Partners can align redevelopment strategies, leverage funding, and develop a road map for land revitalization. The Coalition proposes the following Project goals:

1. Prioritization by Coalition partners of the Brownfields inventory developed as part of the previous community-wide grants awarded to Grass Valley and Nevada City;
2. Assessment and cleanup planning for a minimum of five high-priority Brownfields properties;
3. DTSC review and approval, with environmental review and public participation, for a minimum of three of the cleanup plans;
4. Collaboration of the Coalition Partners with EPA, DTSC and RWQCB in an informal working group for review of less complicated Brownfields sites; and
5. Public outreach to inform the communities of local Brownfields properties and revitalization plans, and to solicit public involvement in the planning process.

The downtown areas of the two cities are located approximately four miles apart on the Highway 20/49 corridor, and the community boundaries are contiguous between the two downtown areas. The Project is focused on key Brownfields properties within and immediately adjacent to the community boundaries of these two population centers, which are coincident with the historic mining districts of Grass Valley and Nevada City.

Table 2: Inventory of Key Brownfields Sites, based on community-wide assessments performed by the City of Nevada City (2006) and the City of Grass Valley (2009 and 2012).

Site Name	Community	Size (acres)	Status <sup>1</sup>	Type
<b>Idaho Maryland Mine Property</b>	Grass Valley	57	Phase I/II	HM
<b>Buoma Erickson Tom's Property</b>	Grass Valley	50	Phase I/II	HM
<b>Sierra Terrace/Hills Sulphuret</b>	Grass Valley	3	RAW	HM
<b>Berriman Ranch</b>	Grass Valley	107	Phase II	HM
<b>Empire Meadows</b>	Grass Valley	21	PEA	HM
<b>Old Nevada City Airport</b>	Nevada City	108	Not Assessed	HM/PP
<b>Deer Creek Corridor</b>	Nevada City	57	Phase I/II	HM
<b>Lausmann Lumber Mill</b>	Grass Valley	21	Phase II	HM/PP
<b>Sierra Queen Mine</b>	Nevada City	0.8	Phase II	HM
<b>Hills Sulphuret Annex</b>	Grass Valley	0.3	Not Assessed	HM
<b>Idaho Maryland Mine Annex</b>	Grass Valley	15	Not Assessed	HM
<b>La Barr Meadows, R&amp;M Property</b>	Nevada County	1	PEA	HM
<b>Bear River Mill Site</b>	Nevada County	42	RAW <sup>3</sup>	HM
<b>North Star Stamp Mill</b>	Nevada County	22	Phase II	HM

Notes: PEA = Preliminary Endangerment Assessment, RAW = Removal Action Work Plan; HS = hazardous substances, PP = petroleum products; (1) Most recent stage of progress. (2) RAW applies to former development plans.

The Coalition Partners, with community input, will prioritize the candidate properties and choose at least five of the properties for assessment and/or cleanup planning. Key properties include:

- The Idaho Maryland Mine Property and Buoma Erickson Toms Property, which are being assessed under the Grass Valley 2013 Community-Wide Assessment and will require regulatory review and land use controls. The properties define the eastern boundary of Grass Valley and are designated for development as urban residential and business park. The restriction of highly-contaminated areas and revitalization of the remaining properties will prevent future exposures and allow for logical community growth.
- The Berriman Ranch property, which is designated for residential development but includes areas of mine tailings deposition from historical up-stream mine workings. Cleanup planning for this property will leverage \$38,600 in a previous private assessment and \$346,000 for planning, design and permitting.
- The Sierra Terrace/Hills Sulphuret Works, a contaminated infill site on Matson Creek in central Grass Valley, which was previously assessed as part of a proposed residential development under DTSC oversight, and requires cleanup planning to address local drainage problems and to allow its revitalization as a neighborhood park by the City of Grass Valley. Cleanup planning for this property will leverage \$178,290 in private funds for previous site assessment.
- The Empire Meadows property, which is located adjacent to the recently-assessed South Auburn Street Properties and shares the same environmental conditions. Cleanup planning for this property would leverage the previous work performed at the South Auburn Street Properties, which includes a \$200,000 EPA Targeted Assessment Grant and \$4 million in private funds for previous planning, design and permitting of mixed use development on the two properties, thus more than doubling the size of the property to be revitalized without duplicating the assessment effort.
- The Old Nevada City Airport, long idle land in what is now a Nevada City residential area that requires contamination assessment and clearance prior to its proposed reuse for community services including a Nisenan cultural center.

The Coalition proposes an informal working group with input and technical assistance from EPA, DTSC and RWQCB to perform site review for oversight of less complicated Brownfields sites. The less complicated properties are not listed above because they have not been identified as candidates for EPA funding. The purpose of the working group is to identify and review these less complicated properties to encourage private redevelopment funding of less complicated properties that are not candidates for EPA funding.

The Project, and the Coalition's redevelopment strategy in general, are intended to be consistent with the Livability Principles set forth by the Partnership for Sustainable Communities (PSC):



- Supporting existing communities: The Project will facilitate cleanup and revitalization of Brownfields properties within our communities.
- Leveraging federal investment: The Coalition will leverage federal funding by enlisting the collaboration of Coalition Partners, by hosting an informal working group, by building on past redevelopment dollars, and by taking advantage of the leveraging opportunities discussed below in Section 2.c.
- Valuing communities and neighborhoods: The target Brownfields properties are strategic in that their revitalization will (1) prevent community exposures to legacy toxics, (2) encourage private redevelopment funding by addressing uncertainties related to hazardous substances, and (3) support our neighborhoods by allowing for planned development and safe recreation opportunities.
- Providing more transportation choices: Assessment and cleanup planning will allow for reuse of hundreds of acres of mine-scarred land, thus reducing sprawl and allowing for the logical development of residential and commercial properties that would otherwise remain a contaminated patchwork of idle land.
- Promoting equitable, affordable housing: Many of the mine-scarred lands are contiguous with existing affordable housing developments at the eastern edge of Grass Valley. The Project is intended to make these properties available for smart, planned, contiguous development.
- Increasing economic competitiveness: The Coalition has the support of the Nevada County Economic Resource Council (ERC), the Nevada County (One Stop) Business and Career Network and the Nevada County Contractor's Association (NCCA). The Coalition recruited these local organizations to provide input and guidance regarding workforce and economic development, including the expansion of local trade and construction jobs and fostering local competitiveness for high-tech industries.

**2.a.ii. Timing and Implementation:** The City of Grass Valley is responsible to EPA for management of the cooperative agreement, and for compliance with the agreement's terms and conditions, as well as the applicable statutes and regulations. Thomas Last, Community Development Director, will serve as Grass Valley's Authorized Organization Representative (AOR). Mr. Last has a proven track record of successful Brownfields project management, as described in Section 5. As described in Table 3, the City of Grass Valley will be responsible for providing timely information to other Coalition Partners and for ensuring that all Partners are in compliance with the terms and conditions.

(a) Contractor procurement: The City of Grass Valley, in consultation with the other Coalition Members, will procure consultant(s) in compliance with 40 CFR 31.36 requirements, including the solicitation of a Request for Proposals/Qualifications, negotiation of terms, and selection and award of contracts. All contracts are subject to approval by the Grass Valley City Council.

(b) Development of site inventory and prioritization: The Coalition has already identified key properties from the existing Brownfields inventories developed by Grass Valley and Nevada City, and will remain open to suggestions of other candidate properties put forth by Coalition Partners, supporting organizations and the public. A community meeting will be held to explain the site identification process and obtain feedback from the public regarding prioritization. Considering public feedback, the Coalition Partners and supporting organizations will meet to select candidate sites for assessment and/or cleanup planning. Property conditions and redevelopment objectives will be presented by the Coalition Partner supporting a specific candidate property. Each of the Coalition Partners will rank the candidate properties with respect to its alignment with redevelopment goals, anticipated efficiency of revitalization, opportunities for leveraging, and input from the community. The top five properties will be selected for inclusion in the Project, considering the project rankings and based on consensus of the Coalition Partners. This initial prioritization will be updated at least once every six months during the Project by a meeting with the Coalition Partners, and as needed to address the findings of each stage of assessment as new information becomes available.

Once properties are selected, the City of Grass Valley will work with the Coalition Partner in whose geographic area the property is located to develop a scope of work and obtain required permits and access agreements. Technical scopes of work and cost proposals will be developed by the consultant(s) hired by the City of Grass

Valley. The City of Grass Valley will be responsible for ensuring that the consultant(s) perform the technical scopes of work within the budget and schedule established for each property.

(c) Obtaining and securing site access: Access to most of the properties has already been secured because the properties are either owned by a Coalition Partner or authorization from the property owner was granted during the inventory and Phase I/II assessment process. A Temporary Right of Entry Agreement will be obtained prior to property selection for any additional candidate property.

Table 3: Schedule listing key milestones, responsibilities and timeframes for the 36-month Project duration.

Milestone	Responsibility	Timeframe (months from start)
Coalition Meeting – Kickoff	AOR	1
Solicit Bids	AOR	2
Consultant Selection and Contracting	AOR	3
Advertising and Public Meeting –	Consultant	4
Coalition Meeting – Site Selection	Consultant	4
Review Consultant Work Scope and Cost	AOR	5
Facilitate Agreements with Lead	Consultant	6
Site Assessment and Cleanup Planning	Consultant	7–36
Coalition Meeting – Working Group	Consultant	10, 16, 22, 28
Advertising and Public Meeting – Interim	Consultant	24
Advertising and Public Meeting – Final	Consultant	36

Note: AOR = Authorized Organization Representative: City of Grass Valley Community Development Director

## 2.b. Task Descriptions and Budget Table

### 2.b.i. Task Descriptions:

Table 4: Project outputs are described and enumerated.

Output	Target Number	Task 1 - Site Inventory and Working Group. A site inventory has already been compiled based on the results of previous Community-Wide Assessments for the communities of Grass Valley and Nevada City. One Coalition meeting will be held for review of public input and site selection, and four additional Coalition meetings will include consultation with state and federal agencies to review less complicated sites. <u>Outputs</u> include an Area Wide Plan to describe the Coalition's land revitalization prioritizations with respect to local redevelopment objectives
Site Inventory	1	
Public Participation Plan	1	
Community Meetings	3	
Coalition Meetings – Site Selection	1	
Coalition Meetings – Working Group	4	
Area-wide Plan – Alignment and Prioritization	1	
Phase I Environmental Site Assessments	3	
Phase II Environmental Site Assessments	5	
Site Cleanup Plans, Removal Action Work Plans	5	
Voluntary Cleanup Agreements with DTSC	3	

and land revitalization priorities, including financing and implementation strategies. Outcomes include the alignment of local redevelopment priorities, collaboration of Coalition members with state regulatory agencies, and the encouragement of local redevelopment dollars. Cost assumptions: Coalition Partners will contribute in-kind travel and meeting space to Working Group meetings. State Agency Representative: 40 hrs x \$194/hr = \$7,760; Project Manager 40 hrs x \$150/hr = \$6,000; Project Director 40 hrs x \$70/hr = \$2800.

Task 2 – Public Participation. A Public Participation Plan will address the schedule and methods of advertisement, public participation and documentation of community involvement. Three Community Meetings will be held to present the project, solicit public feedback, provide progress updates and present final outcomes. Outputs include publication of four articles in the Union newspaper and Yubanet online media outlet, three community meetings, and identification of at least 30 individual contacts and 20 community organization contacts. In addition, community surveys and fact sheets will be mailed as part of environmental review related to the three cleanup plans. Outcomes include increased community awareness, public input on

redevelopment goals, and greater collaboration between local government and community organizations. **Cost assumptions:** Project Manager 30 hrs x \$150/hr = \$4,500. Public participation specialist 60 hrs x \$70/hr = \$4,200. Outreach supplies and meeting space for three meetings \$1,500. Project Director 30 hrs x \$70/hr = \$2,100. EPA Training, 2 conferences x travel costs, \$1,000/conf. x 3 Coalition participants = \$6,000; 628 miles x \$0.56/mi = \$352.

**Task 3 – Phase I Assessments.** Phase I ESAs will be performed for selected properties that were not previously subject to all appropriate inquiries (AAI), pursuant to the environmental due diligence standards set forth in ASTM D1557-13, 40 CFR Part 312 and CERCLA Section 101(35)(B). Because properties have previously been identified and in some cases have Phase I ESAs, not all properties require Phase I ESAs. **Outputs** include at least 3 Phase I ESA Reports. **Outcomes** include AAI for the subject properties. **Cost assumptions:** \$3,200 per Phase I ESA.

**Task 4 – Phase II Assessments.** A minimum of five Phase II Assessments will be performed pursuant to DTSC's expedited process in Preliminary Endangerment Assessment (PEA) format, including human health risk assessment and ecological assessment if needed. In some cases Phase II assessments have previously been performed but require supplemental investigation. A quality assurance project plan (QAPP) will be submitted for EPA approval for sites that do not already have an approved QAPP. **Outputs** include five approved QAPPs and Phase II assessments. **Outcomes** include quality assurance pursuant to EPA protocols and site characterization and risk assessment pursuant to state and federal protocols. **Cost assumptions:** Costs will vary based on site conditions. Considering the large site areas, the recognized environmental conditions, and the required PEA assessment format, a cost of \$40,000 per site is estimated. If feasible, Phase II assessment results will be presented in the Site Cleanup Plans described below to save consulting fees.

**Task 5 - Site Cleanup Plans.** A minimum of five Site Cleanup Plans are anticipated to be necessary for mine-scarred lands. The site cleanup plans will be prepared pursuant to DTSC's Removal Action Work Plan format, and in accordance with California Health and Safety Code (HSC) Chapter 6.8, Sections 25323.1 and 25356.1; California Senate Bill 1706; and the National Contingency Plan (NCP). **Outputs** include at least three Site Cleanup Plans and two cleanup plan amendments in RAW format. **Outcomes** include the identification and restriction of highly contaminated areas, and the elimination of uncertainties related to development of the remaining portions, which will encourage private investment. **Cost assumptions:** Based on the required RAW format and size of the sites, a cost of \$60,000 per cleanup plan and \$25,000 per amendment is estimated.

**Task 6 – Project Management.** City of Grass Valley staff will manage the grant program over the three-year project period, including contractor solicitation, selection and contracting, ACRES database management, and reporting. City staff will schedule and hold regular conferences and/or meetings as needed with the regulatory/oversight agency staff to review progress under the EPA approved work plan. **Outputs** include 12 quarterly reports and three annual financial status and MBE/WBE utilization reports. **Outcomes** include an efficient and effective project to revitalize local mine-scarred land. **Cost assumptions:** City management includes Project Director 160 hrs at \$70/hr = \$11,200, Senior Planner 180 hrs at \$45/hr = \$8,100, and Finance Specialist 40 hrs at \$35/hr = \$1,400, plus fringe benefits. Because the budgeted amount is small in proportion to the administrative costs associated with the Project, and based on past experience managing three EPA grants, the City anticipates that a significant in-kind contribution of staff time will occur.

**Task 7 – DTSC Review.** We anticipate that DTSC will be the lead agency, and three Voluntary Cleanup Agreements (VCAs) will be required to facilitate DTSC oversight and fees. **Outputs** include Site Cleanup Plan environmental review and approval with land use controls and site certification. **Cost assumptions:** Based on discussion of costs with DTSC and considering the scope outlined in the attached letter of acknowledgement from DTSC, costs for DTSC oversight are estimated to be \$30,000 per cleanup plan for three sites.

**2.b.ii. Budget Table:** The Coalition requests the following funds for assessment and cleanup planning:

Table 5. Programmatic Costs for Project Tasks Related to Hazardous Substances (No petroleum funding).

<b>Budget Categories</b>	<b>Task 1</b> Working Group & Priorities	<b>Task 2</b> Public Participation	<b>Task 3</b> Phase I ESAs	<b>Task 4</b> Phase II ESAs	<b>Task 5</b> Site Cleanup Plans	<b>Task 6</b> Project Management	<b>Task 7</b> DTSC Oversight	<b>Total for Category</b>
<b>Personnel</b>	\$ 2,800	\$ 2,100	\$ -	\$ -	\$ -	\$20,700	\$ -	\$ 25,600
<b>Fringe</b>	\$ 1,400	\$ 1,050	\$ -	\$ -	\$ -	\$10,350	\$ -	\$ 12,800
<b>Travel<sup>2</sup></b>	\$ -	\$ 6,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,352
<b>Equipment<sup>3</sup></b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Supplies</b>	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
<b>Contractual</b>	\$ 6,000	\$ 8,700	\$ 9,600	\$200,000	\$230,000	\$ -	\$ -	\$454,300
<b>DTSC Fees</b>	\$ 7,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$90,000	\$ 97,760
<b>Total Budget</b>	\$17,960	\$19,702	\$ 9,600	\$200,000	\$230,000	\$31,050	\$90,000	\$598,312

Notes: (1) Fringe Benefits are estimated at 50% of personnel costs; (2) Travel to Brownfields-related training conferences is an acceptable use of the grant funds; (3) No equipment is required for this assessment grant.

### 2.c. Ability to Leverage

The Coalition plans to leverage the following resources:

- Inventory, assessment and cleanup planning made possible by the previous Brownfields program grants awarded to Grass Valley and Nevada City.
- Local agency in-kind staff hours for working group meetings and collaboration with EPA and state agencies.
- Private funding for previous assessment and planning on the key properties, as described in Section 2.a.i.
- Funding from the Housing-Related Parks (HRP) Program is being sought for the proposed community park at the Sierra Terrace / Hills Flat property. Applications are due in February 2017.
- Technical resources resulting from DTSC's recently published Arsenic Characterization/Bioavailability on Mine-scarred Lands Study (2015), which was made possible by an EPA Technical Assistance Grant (TR-834151-01) and included the study of arsenic in local soils.
- Technical resources related to RWQCB TMDL studies on local waterways and recent USGS studies pertaining to mine lands and mercury contamination in local watersheds.
- Funding for closure of mine portals and other physical hazards through the California Department of Conservation, which as recently as 2016 has been used for closure of a mine shaft at Union Hill School in Grass Valley.

Leveraging opportunities for planning may be available through the EPA Building Blocks for Sustainable Communities and the California Strategic Growth Council's Affordable Housing and Sustainable Communities Program. The Coalition partners have a proven track record of partnership with local and state agencies, in the spirit of the PSC model, and the City of Grass Valley's 2014 Dorsey Drive Interchange project is a good example. The City of Grass Valley was able to leverage federal investment (National Highway System; \$14.1 million) with state funding (Caltrans; \$7.4 million) and local redevelopment dollars (local transportation funds; \$17 million) in order to build a long-overdue freeway interchange at Dorsey Drive and State Route 20/49. The interchange provides more efficient access to local businesses and better emergency transportation routes to Sierra Nevada Memorial Hospital. Subsequent to the interchange project, the City of Grass Valley was able to build on the transportation improvements and create a local public transportation hub in downtown Grass Valley. The interchange project has encouraged private funding to clean up and submit plans for a commercial center on 26 acres of mine-scarred land (the former Spring Hill Mine) located on the southern corner of the interchange. The interchange project encouraged private investment (\$126,000 plus DTSC fees) to characterize 44,000 cubic yards of mine waste rock and 20,000 cubic yards of processed tailings and develop a cleanup plan that was approved by DTSC.

Nevada City has leveraged funds on previous Brownfields cleanup projects to remove non-native vegetation, implement fire-safety measures by removing ladder fuels, restore floodplain connectivity, and construct pedestrian bridges connecting the trail with inaccessible publicly owned land. This tremendous infusion of funding into the watershed is a testament to the collaborative spirit of the city of Nevada City working with community groups to accomplish the restoration of our natural treasures and their return to public use.

### **3. Community Engagement and Partnerships**

#### **3.a. Engaging the Community**

**3.a.i. Community Involvement Plan:** Grass Valley and Nevada City are small towns with a large rural base that contributes to these town hubs, including a very active citizenry and many communication networks. Nevada County has an active network of civic groups, and public workshops are a popular format for involving the community in active participation. The community has been involved since 2005 in the prior Brownfields Community wide assessments and cleanup efforts in the area. In Nevada City reuse of a brownfields property for trails and greenspace was accomplished using volunteer labor organized under the Tribute Trail Association, a group consisting of multiple non-profit organizations, neighborhood associations, and local and state agencies. The City of Grass Valley presented the Coalition concept at the City Council meeting on December 13, 2016, and Nevada City did the same on December 7, 2016, to brief the community and discuss this application. This grant application was very favorably received at both public meetings.

**3.a.ii. Communicating Progress:** If this grant is approved, the Coalition plans to hold an initial public meeting to inform and educate the public of the intended outcomes and to solicit public input regarding priorities. The public meeting will give the general public an opportunity to ask questions about the grant, the Coalition, and public health and safety related to mine-scarred land. The following list of communication tools has been vetted through extensive stakeholder outreach and involvement since 2005. The Coalition's implementation of the USEPA grant will be communicated to the public on a regular basis through:

- Quarterly updates at televised City Council meetings at both cities and at county information outlets.
- Listserv emails.
- Internet connections including the City of Grass Valley and Nevada City websites, Chamber of Commerce website, Yubanet regional news and Nevada Gold On-line Magazine.
- Press releases to media outlets to the Sacramento Bee and The Union newspaper, serving 16,000 homes to in western Nevada County, to update the public on progress and upcoming meetings.
- Fact Sheets and Progress Reports distributed at meetings or published in local newsletters, websites and neighborhood association networks.
- Reports to stakeholder groups such as the Chamber of Commerce, Downtown Association and others.

The Coalition will reach sensitive populations by working with local non-profit organizations such as Sierra Streams Institute and The Sierra Fund, which combine scientific knowledge with community support, enhancing community understanding of restoration processes, increasing pride of place, and growing residents into participants and volunteers.

#### **3.b. Partnerships with Government Agencies:**

**3.b.i. Local/State/Tribal Environmental Authority:** Through the California "Unified Agency Review Process" the Coalition will work with State agencies to determine the most appropriate single agency, acting on behalf of all California regulatory agencies, DTSC and Regional Water Quality Control Board (RWQCB), to review and oversee cleanup plans. These regulatory partners already work together and with the Coalition members on many of the project in the target area. DTSC will likely be the lead agency for oversight, reviewing Phase II ESAs and cleanup plans and performing California Environmental Quality Act (CEQA) review. DTSC may choose to delegate field oversight to the Nevada County Department of Environmental Health, a Coalition Partner.

The Nisenan Tribe of the Nevada City Rancheria has pledged their support for the Coalition and has also served as a working partner on previous and current projects in Nevada City. The role of the tribe in this project is to provide input regarding site prioritization and cultural resource review.

**3.b.ii. Other Governmental Partnerships:** In implementing past Brownfields grants, the Coalition members have formed key partnerships with EPA Region 9; the California Department of Conservation Office of Mine Reclamation; and the California Department of Fish and Wildlife. The involvement of these agencies is particularly important for the Phase II Assessment and Cleanup Strategy documents. The Coalition Partners are supported by the Nevada County One Stop Business and Career Center, which coordinates job training and placement activities, and the Nevada County Economic Resource Council, which fosters economic and workforce development.

### 3.c. Partnerships with Community Organizations

#### 3.c.i. Community Organization Description & Role:

Table 6: Primary Community-based Partners and Description of Roles.

Organization	Description and Role	Contact
Nisenan Tribe of the Nevada City Rancheria	Contributing to prioritization, assessment and restoration by drawing from their knowledge of local history and cultural resources	Shelly Covert, Tribe Council Spokesperson (530) 570-0846
Sierra Streams Institute (Nonprofit)	(2) Strong connections with State and foundations for leverage funding. (2) Experience in past Nevada City assessments and cleanups; (3) Outreach and public education.	Joanne Hild, Executive Director, (530) 256-6090 ex. 200
The Sierra Fund (Nonprofit)	(1) Leverage funding with State and foundations (2) Outreach and public education regarding mining toxics in target area.	Elizabeth Martin, CEO (530)265-8454
Grass Valley Chamber of Commerce	(1) Assist in convening workshops; (2) Provide property owners with information regarding program and participation; (3) Outreach to business and property owners, (4) Promote redevelopment and re-use.	Robin Davies, Executive Director, (530) 273-4667
"One Stop" Career Center of Nevada County	(1) Assist with marketing the Brownfields assessment program, (2) Provide input regarding work force development.	Kathy Sarmiento, CEO (530) 265-7088
Nevada County Economic Resource Council	Assist in increasing community awareness of Brownfields process and available programs for property owners.	Jon Gregory, Executive Director, (530)274-8455
Nevada County Habitat for Humanity	(1) Provide outreach to their members, (2) Identifying possible project sites for affordable housing.	Debbie Arakel, Executive Director, (530) 274-1951
Nevada County Contractors Association	Assist in providing educational materials for public and worker safety.	Barbara Bashall, Executive Director, (530) 274-1919

**3.c.ii. Letters of Support:** The major community organizations listed above are already engaged in legacy mining issues and support the Coalition. These organizations focus on community outreach and education, restoration and conservation of natural resources, and development and conservation planning. Letters of Commitment from government agencies and community groups are presented in *Attachments B and C*.

**3.d. Partnership with Workforce Development Programs:** Recent economic reports based on regional population projections indicate that the Grass Valley should create 393,200 square feet of new business and commercial uses to support 3,817 new jobs within the City Limits during the next 17 years. To support this increase in commercial and residential development, the Coalition Partners will continue to work with the One Stop Business and Career Center and the Nevada County Economic Resource Council to foster training and education. The mine-scarred lands to be addressed by the Coalition are strategic in that EPA assessment funding will significantly reduce uncertainties related to contamination, which will foster economic development of these key properties and attract private investment and work force development. Assessment and

revitalization of mine-scarred lands also promotes livability and quality of life, allowing for affordable housing within walking distance to neighborhood services and attracting business investment.

#### **4. Project Benefits**

**4.a. Welfare, Environmental, and Public Health Benefits:** As described in Section 1, past mining practices have resulted in environmental damage that continues to impact our communities. The Coalition will benefit the public health and welfare of our communities and its sensitive populations by making good on the Outcomes 1, 2 and 3 as established in Section 2. **Benefits Related to Outcome 1:** Reduce the frequency of direct contact with mining toxics by identifying, assessing and deed-restricting access to contaminated areas, and when cost effective, planning for their cleanup (estimated 346 acres). **Benefits Related to Outcome 2:** (A) Provide places for community support services, including the proposed Nisenan Cultural Center and local homeless service initiatives (e.g., Old Nevada County Airport site, 108 acres); (B) Facilitate trails and greenspace conversion (all sites and Sierra Terrace/Hills Sulphuret in particular); (C) Solve water quality problems associated with mine waste within our drainage areas (e.g., Sierra Terrace/Hills Sulphuret site, Berriman Ranch site, 110 acres). **Benefits Related to Outcome 3:** Educate our communities about the potential for exposure to mining toxics and physical hazards related to visitation and casual recreational use of mine-scarred lands (three community meetings and news releases).

Over the last decade, the Coalition Partners have taken steps toward smart growth, delineating concentrated areas where residents live, work and do business and the surrounding rural and wilderness areas. This grant will help support the Coalition Partners efforts to develop sustainably by promoting reuse of infill and adjacent mine-scarred lands, allowing the area to continue to grow economically and provide jobs and affordable housing without extending the urban footprint into sensitive natural areas. By promoting a compact urban footprint, the Coalition will reduce commute patterns and support smarter growth patterns and community livability. The Coalition realizes that it is important to designate and link greenspace areas now before the opportunity for connecting these areas disappears, and to do it in a way that protects the health of residents and visitors. Site assessment and cleanup will also address potential threats to water quality, benefiting local conditions as well as the California communities that rely on water from our local watersheds. Hazardous mining contaminants amass throughout the food web and bioaccumulate in aquatic macroinvertebrates, which are in turn consumed by an essential food supply for many species of conservation concern in our watersheds, including black rails, yellow-breasted chats, yellow warblers, and willow flycatchers. Special-status amphibians such as foothill yellow-legged frogs are also highly sensitive to water quality as are threatened Chinook salmon and endangered steelhead trout.

Grass Valley, the lead Coalition Partner, has substantially revised their Development Code to support sustainable and smart growth concepts. Alternative transportation is also part of the town's overall sustainability strategy. As new areas are re-used for more urban uses, the Coalition is aggressively pursuing grants for sidewalk and bikeway improvements which connect with major destinations and the local bus routes. New bike and pedestrian improvements for a major portion of the area have received grant funding and are part of the sustainability strategy in the target area. The City also has an emerging solar industry, and the local community college offers certificates in sustainability and solar technology and coordinates with UC Davis which offers certification program in Environmental Assessment.

**4.b. Economic and Community Benefits:** The Project will yield economic and community benefits by accomplishing Outcomes 2 and 4 as established in Section 2. **Benefits related to Outcome 2:** (D) Support economic and work force development (increased employment and expanded tax base) by freeing up key mine-scarred lands that are already zoned for development, where infrastructure (water, sewer and transportation) is immediately available (e.g., Idaho-Maryland, Buoma Erickson, Hills Sulphuret, Empire Meadows and Berriman Ranch sites, 238 acres). (E) Free up mine-scarred land to provide logical places for work force housing where infrastructure is already available. **Benefits related to Outcome 4:** (A) Collaborate with EPA and state regulatory agencies to promote information transfer and to develop strategies for cleanup



of less complicated sites. (B) Provide incentives for property owners to address contamination for which they were not responsible by reducing uncertainties related to cleanup and introducing them to revolving loan programs or (for the publicly owned properties) grant funding.

According to the Economic and Fiscal Conditions Study prepared for the City of Grass Valley by Applied Development Economics, the targeted areas will need to support an additional 2,525 units of housing of various affordability levels and approximately 3.22 million square feet of new business and manufacturing development which would directly create 3,817 new jobs within the City limits and an additional 1,936 new jobs in the City's sphere of influence. This grant will help promote reuse to support new businesses and jobs and in turn enhance the property tax base allowing for additional public investments for the wellbeing of citizens. The majority of the work force commutes outside of the target area for employment, aggravating congestion on Highway 49 and affecting air quality. By addressing local contamination we will provide incentive for new business and local work force growth, reducing commute patterns and keeping tax revenues where they are needed most. Many strategic brownfields properties are zoned as residential and business park. Through financing such as U.S. HUD HOME funds, and with partners like Habitat for Humanity, we expect that new sites will be cleared to support affordable housing development.

Grass Valley and Nevada City have a public bus system and are aggressively pursuing grants for sidewalk and bikeway improvements to connect major destinations and local bus routes. Grass Valley has been awarded funding for bicycle and pedestrian improvements for primary corridors. Grass Valley and Nevada County are planning a major bus transfer station near the East Main Street downtown area which will connect buses to commuter trains, linking us to northern California and the nation.

Nevada City is listed on the National Register of Historic Places and is considered to be among the best-preserved gold mining towns of the West. The economy relies heavily on tourism with sales tax revenue of \$938,000 (2016, Nevada City clerk's office) contributing 30% of the city's budget. Nevada City has developed a community redevelopment plan to help promote trail use connecting downtown areas to natural open space. In addition to enhancing property values, trails attract business to the downtown commercial center. The Nevada City Chamber of Commerce reports an increasing number of visitors are seeking information about local trails.

## **5. Programmatic Capability and Past Performance**

**5.a. Audit Findings:** The City of Grass Valley has had no negative audits or defaulted on any loans, and maintains effective fiscal controls on all its funds.

**5.b. Programmatic Capability:** The City of Grass Valley is the lead applicant for the Coalition, which also includes the City of Nevada City and the County of Nevada. The Coalition Partners are prepared to sign a Memorandum of Agreement prior to the expenditure of any awarded assessment funds. This grant will be administered through the Community Development Department, which is responsible for planning, building, redevelopment and economic development. The AOR is Thomas Last, Community Development Director, who has 30 years of experience in community development and 14 years with the City of Grass Valley. Mr. Last, who has successfully implemented the City's previous community-wide assessment grant, will be responsible for the day-to-day management of the grant. Mr. Last will be assisted in the financial tracking and compliance related to this grant by the City's Finance Department.

The City of Nevada City is a small city that enjoys successful working relationships with local non-profit groups for revitalization projects, including successful brownfields cleanup projects for mine-scarred land. Mr. Mark Prestwich, the City Manager, and will be directly responsible as the Nevada City representative of this grant. He will be assisted by Parks and Recreation Department Supervisor Dawn Zydonis and Assistant City Manager Catrina Olson.

Amy Irani is the Director of the Nevada County Environmental Health Department and will serve as the County's point of contact. Ms. Irani will be assisted by David Huff, Hazardous Materials Program Manager. The County of Nevada will play a key role in the Coalition's working group, collaborating with the two cities and with

state regulators to review candidate brownfields sites and develop a road map for revitalization of less complicated brownfields sites that are not candidates for direct funding under this project.

**5.c. Measuring Environmental Results – Anticipated Outputs and Outcomes:** Coalition recordkeeping and reporting will be performed by the City of Grass Valley. The AOR is very familiar with the expected reporting requirements, including ACRES. The City of Grass Valley requires regular progress reports from all qualified environmental assessors working on the grant which are then used to inform EPA of project activities and to track progress and create the system for tracking project outputs and outcomes. These reports in turn will be consolidated into the Quarterly Reports to the Region 9 Project Officer. Outputs and outcomes will be tracked by property address in the ACRES reporting system. Other significant outputs and outcomes such as community outreach will similarly be tracked through maintenance of sign-in sheets, meeting notes, and copies of outreach materials. Typical outcomes include tracking the specific amount of land where environmental and public health risks have been determined, tracking the number of community groups/members educated about the potential health risks, acres of property assessed and certified, jobs created, and private financing leveraged. The Coalition will prepare quarterly reports, annual reports including financial reports, and MBE/WBE reports. Property information will be reported using the EPA's electronic ACRES system. The City of Grass Valley will provide assessment grant updates on its webpage. The City Finance Department will be responsible for the preparation of the financial reports and will work with the Community Development staff on efficient drawdown and auditing of funds.

**5.d. Past Performance and Accomplishments:** The Coalition Partners have successfully implemented EPA assessment grants and cleanup grants. Because of the need for these programs and the success of the prior grant administration, there is a waiting list of voluntary participants from which only key strategic properties will be selected based on Coalition development priorities. The past successful projects have led to additional funding from the American Reinvestment and Recovery Act (ARRA), the Sierra Nevada Conservancy, and the California Resources Agency River Parkways Program, and private investments. Accomplishments include the completion of 3 site inventories including GIS mapping of 167 sites and field screening of 90 sites, 23 Phase I ESAs, 28 Phase II ESAs and supplemental assessments and related quality assurance plans and 13 Cleanup Plans. The Coalition Partners have cleared 13 sites for re-use, and DTSC certification is pending for two additional sites. Nevada City recently delivered a presentation at the 2016 EPA Western Brownfields Workshop, which was also attended by other Coalition representatives.

**5.d.i. Currently or Has Ever Received an EPA Brownfields Grant:**

5.d.i.1. Accomplishments: City of Grass Valley has successfully implemented EPA Community-Wide Brownfields Assessment grants (2009 and 2013) and one Site-Specific Assessment Grant (2012). The City of Nevada City has successfully implemented a Community-Wide Brownfields Assessment grant (2006) as well as EPA Brownfields cleanup grants for mine scarred lands (2010 and 2016). In addition, the County of Nevada served as the local oversight agency and Sierra Streams Institute assisted with a successful EPA Brownfields cleanup grant (\$600,000) for the Yuba River Charter School, where lead-contaminated soil was removed to allow the construction of a new elementary school site. School construction is planned for 2017.

5.d.i.2. Compliance with Grant Requirements: The Brownfields projects listed above were compliant with the grant terms throughout the projects and were completed within the original grant time frame, except for no-cost schedule amendments for the Grass Valley 2012 and 2013 grants to account for postponement of a start date and regulatory review by DTSC. All grant funds have been spent on the scope of work outlined in the grant agreements, and work program objectives were met with exceptional community support. The Coalition Partners have been diligent in meeting all grant reporting requirements, including financial and progress reporting of all required submittals, quarterly and annual progress reports and ACRES updates. The successful management of these grants is evidenced by the fact that Coalition Partners have been able to leverage other funds, public and private, to support community revitalization.

### Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Grass Valley

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 9  
Leveraging New/Expand Transit Investment to Reduce Air Pollution  
Climate change-Drought Stricken Communities  
 Page Number(s): 2, 14

#### Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	2
Project is primarily focusing on Phase II assessments.	6
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4



Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	15
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	15

## **ATTACHMENTS**

**Attachment A: Threshold Eligibility**

**Attachment B: Letters of Acknowledgement from State Authorities**

**Attachment C: Documentation of Eligibility**

**Attachment D: Letters of Support**

**Attachment E: Documentation of Leveraged Funds**

**Attachment F: Property Specific Determination Request**

**Attachment G: Letters of Commitment**

**Attachment H: Petroleum Eligibility Determination**

## **ATTACHMENT A**

### **Threshold Criteria for Assessment Grants**

### **Threshold Criteria for Assessment Grants**

1. **Applicant Eligibility:** The Applicant for this grant is the City of Grass Valley, a municipality of the State of California. The City of Grass Valley is an incorporated City of the State of California formed by charter in 1893 under the Constitution of the State of California. In accordance with the 2016 EPA Grant Guidelines, the City is an eligible applicant and is a “General Purpose Unit of Local Government” or a “local government” as defined under 40 CFR Part 31. Coalition Partner, the City of Nevada City, is also eligible applicant as it is an incorporated City of the State of California formed by charter in 1856 under the Constitution of the State of California. Coalition Partner, the County of Nevada Department of Environmental Health, is an eligible applicant as it is a department of incorporated Nevada County of the State of the California formed by charter in 1851 under the Constitution of the State of California. Letters of Commitment are included in **Attachment G**.
2. **Community Involvement:** Although Grass Valley and Nevada City are small towns, there is a large rural base that contribute to these town hubs and a very active citizenry and many communication networks. Nevada County has an active network of civic groups and public workshops are a popular format for involving the community in active participation. The local community has been involved since 2005 in the prior Brownfields Community wide assessments and cleanup efforts in the area and these projects were favorably received. Coalition Members, Grass Valley, has already held a Community Meeting on December 13<sup>th</sup>, 2016, and Nevada City has already presented this grant opportunity at their City Council Meeting on December 7<sup>th</sup>, 2016, to brief the community and discuss this application. This grant application was very favorably received both times (minutes available upon request).

If this grant is approved, the Coalition plans to hold an initial workshop to inform and educate the public of the new round of the Brownfields Assessment Program, gain further public input on the priorities and needs for the grant and the selected target areas and the anticipated outcomes. This workshop will give the general public an opportunity to ask questions about the grant, how each phase of the assessment process is conducted, and how public safety will be ensured. Implementation will be communicated to the public regularly through special presentations to reach out to the private and public sectors to gain property and business owner awareness and to communicate the value of voluntary participation in this program. Additionally, there will emphases on sensitive populations such as the school district and homeless outreach groups, as well as the general public at city council meetings and by means of quarterly announcements through neighborhood association networks, informational pieces in local newspapers and community networks. The project plan will take into consideration that all activities must be conducted in a manner that is protective of sensitive populations and nearby residences and will utilize feedback from the community engagement to insure this.



## **ATTACHMENT B**

### **Letters of Acknowledgement from State Environmental Authorities**

- **Department of Toxic Substances Control**



## Department of Toxic Substances Control



**Matthew Rodriguez**  
Secretary for  
Environmental Protection

**Barbara A. Lee, Director**  
8800 Cal Center Drive  
Sacramento, California 95826-3200

**Edmund G. Brown Jr.**  
Governor

December 16, 2016

Mr. Thomas Last  
Community Development Director  
City of Grass Valley  
125 East Main Street  
Grass Valley, California 95945

### STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT FOR THE GOLD COUNTRY REDEVELOPMENT COALITION

Dear Mr. Last:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) has received the Gold Country Redevelopment Coalition request for funds through the United States Environmental Protection Agency (U.S. EPA) Brownfields Grant. The Coalition includes the City of Grass Valley, the City of Nevada City, and the County of Nevada. DTSC is one of the lead regulatory Agency with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate Brownfields reuse and achieve cost-effective successful remediation, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California, assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the Gold Country Redevelopment Coalition's efforts to apply for and obtain from the U.S. EPA a Brownfield's Coalition Assessment Grant for Hazardous Substances in the amount of \$600,000. The Coalition anticipates that DTSC will be the lead state regulatory agency for the project. DTSC understands if awarded the funds, the Gold Country Redevelopment Coalition will use the grant to conduct site assessments (Phase I and Phase II), and preliminary cleanup analyses.

The targeted sites for this Gold Country Redevelopment Coalition grant funding include the Bouma Erickson Toms Property, the Empire Meadows Property, and the Sierra Terrace Property. The three sites combined total approximately 59 acres. DTSC has

Mr. Thomas Last  
December 16, 2016  
Page 2

previously worked on the all three sites but additional work is necessary in order to advance the projects to completion.

This grant will allow the Gold Country Redevelopment Coalition to work with State Agencies in a productive manner that protects the environment, improves lives of the citizens of the area, and all of California. We appreciate the opportunity to support local agency programs because they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or by email at [Leona.Winner@dtsc.ca.gov](mailto:Leona.Winner@dtsc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Ryan".

for  
William P. Ryan, P.E.  
Supervising Hazardous Substances Engineer II  
San Joaquin Branch – Sacramento Office  
Brownfields and Environmental Restoration Program

cc: Ms. Leona Winner (via email)  
Senior Environmental Scientist  
San Joaquin Branch – Sacramento Office  
Brownfields and Environmental Restoration Program  
Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, California 95826

## **ATTACHMENT C**

### **Documentation of Eligibility**

The Coalition members, the City of Grass Valley, the City of Nevada City, and Nevada County are incorporated in the state of California. Documentation of eligibility is not required for cities or counties.

## **ATTACHMENT D**

### **Letters of Support**

- **Nisenan Tribe of the Nevada City Rancheria**
- **Sierra Streams Institute**
- **The Sierra Fund**
- **Grass Valley Chamber of Commerce**
- **“One Stop” Career Center of Nevada County**
- **Nevada County Economic Resource Council**
- **Nevada County Habitat for Humanity**
- **Nevada County Contractors’ Association**



Nevada City Rancheria Tribal Council

P.O. Box 574 Nevada City, Ca. 95959

530-265-6563 (Chairman) 530-570-0846 (Secretary)

---

November 17, 2016

Robert Richardson  
City Manager  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Richardson,

This letter is to confirm the Nisenan Tribe of the Nevada City Rancheria's commitment to support the Brownfields program grant proposal "Gold Country Redevelopment Coalition Community Wide Assessment".

As original people who were here countless generations before the Gold Rush, and a Tribe that remains here in our ancestral homelands today, we actively seize opportunity to be involved in any restoration and preservation of the land. The tribe fully supports the City of Grass Valley's efforts to clean up the contamination of our ancestral lands.

As a coalition member, we acknowledge that if the proposed project is awarded, each Coalition partner would need to sign a Memorandum of Agreement prior to the expenditure of any awarded assessment funds.

We look forward to working with our partners on this important planning project as well as the partnership with the other Coalition members. I will be happy to answer any further questions in support of this excellent project.

---

Chairman: Richard Johnson

Vice Chair: Virginia Covert

Secretary: Shelly Covert

Treasurer: Lorena Davis

Alt: Sarah Thomas

Mal: Saxon Thomas



Sincerely,

A handwritten signature in black ink, reading "Shelly Covert". The signature is written in a cursive, flowing style. The first name "Shelly" is written with a large, looped 'S' and the last name "Covert" is written with a large, looped 'C'.

Shelly Covert

Tribe Council Secretary, Outreach Director and Spokesperson



November 17, 2016

Tom Last  
Community Development Director  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Last,

Sierra Streams Institute is pleased to support the City of Grass Valley's application for funding under the EPA Brownfields Assessment program.

Sierra Streams Institute is a community-based non-profit scientific monitoring and restoration watershed group. We work in partnership with a wide range of groups and agencies for the benefit of Sierra Nevada rivers and streams. We enjoyed a successful collaboration with the coalition partner the City Nevada City in the implementation of the EPA Brownfields Hazardous Substances community Wide Assessment grant of mine scarred lands in Nevada City. We are currently partnering with the city under a sub-grant award to implement cleanup at three of the assessed sites on city owned land. Additionally, Sierra Streams Institute is currently engaged in a collaboration partnership with The Nisenan Tribe of the Nevada City Rancheria on multiple projects. These projects are an important step in the tribe's effort to preserve our heritage and culture.

We look forward to continuing our successful partnership with the coalition partners for the improvement of the environment in our region. Please don't hesitate to contact me if I can offer any further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Joanne Hild".

Joanne Hild  
Executive Director

December 6, 2016

City of Grass Valley  
125 East Main Street  
Grass Valley, CA 95945

Attention: Tom Last, Community Development Director

**Reference:**        **Gold Country Redevelopment Coalition**  
Community Wide Assessment Grant Proposal

**Subject:**         **Letter of Support**

Dear Mr. Last,

This letter is to confirm The Sierra Fund's support of the USEPA Brownfields program grant proposal "Gold Country Redevelopment Coalition Community Wide Assessment."

The Sierra Fund is a non-profit organization established in 2001 with the goal of restoring the resiliency of the natural resources and communities of the 22 counties of the Sierra Nevada. Since 2006 our primary strategic campaign, *Reclaiming the Sierra*, has focused on assessing and addressing the toxic legacy of Gold Rush mining that plagues California headwaters. The Sierra Nevada is the source of more than 60% of California's drinking water and as a result the entire state is affected by the contamination that originates in the Gold Country. Our work has been overwhelmingly successful in building a coalition of partners from state, federal, and tribal governments as well as from the academic, health, and environmental communities to examine this issue.

In March, 2008 we published our [Mining's Toxic Legacy report](#), the first comprehensive evaluation of what happened during the Gold Rush, including: the cultural, health and environmental impacts; the obstacles to addressing these impacts; and a plan for taking action on this vast issue. Since that time the essential research included in that report has helped several communities including Grass Valley and Nevada City successfully acquire U.S. EPA Brownfields funding. We are very pleased that Grass Valley has plans to continue this essential assessment work and that the pitfalls of our local mining history are being recognized and included as key considerations in redevelopment strategies.

The Sierra Fund is committed to supporting the Grass Valley Brownfields program. The City and the Sierra Fund have many related missions. For example, in 2010 and 2012, we held [Reclaiming the Sierra](#), the first-ever public conferences to address mining's lasting impacts in the region. The conferences were held at Miners Foundry in Nevada City, and drew more than 300 community members, advocates, scientists and others. Through our public outreach and education efforts, including our outreach work on behalf of the City of Grass Valley during their most recent Brownfields funding, the Sierra Fund has had the opportunity to substantially increase the awareness of toxics in the area and to increase understanding and access to Brownfields Grant programs and other voluntary clean-up programs.

We will be continuing these types of efforts into the foreseeable future and we are committed to leveraging our work alongside that of the City to continue to increase awareness of and support for



103 Providence Mine Rd  
Suite 101  
Nevada City, CA 95959  
P: 530.265.8454  
F: 530.265.8176  
E: [info@sierrafund.org](mailto:info@sierrafund.org)  
[www.sierrafund.org](http://www.sierrafund.org)

this work in our region. We urge you to prioritize the **Gold Country Redevelopment Coalition Proposal** as this is a critical project for ensuring that mining impacts are recognized and dealt with as part of the development process in the communities of the Gold Country.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth J. Martin". The signature is written in a cursive, flowing style.

---

Elizabeth "Izzy" Martin, CEO, The Sierra Fund  
[izzy.martin@sierrafund.org](mailto:izzy.martin@sierrafund.org)  
(530) 265-8454 x211



---

December 5, 2016

Thomas Last  
Community Development Director  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Last,

On behalf of the Chamber of Commerce, I am pleased to submit this letter of acknowledgement and support for City of Grass Valley's application for funding under the EPA Brownfields Assessment program. The City of Grass Valley is applying for funding under the Brownfields program to conduct community-wide assessments of hazardous substances and petroleum product sites planned for redevelopment in our redevelopment project areas and a site specific assessment grant for the proposed Village of South Auburn site.

As Grass Valley's most established community-based organizations which has served the community for almost 100 years, the Chamber will be involved in the project through outreach efforts to business, property owners, and community groups. The Chamber will assist in providing business/property owners with information regarding the assessment program and the benefits of voluntary participation. The Chamber provides these services for the betterment of the greater Grass Valley community.

The City of Grass Valley has a high concentration of abandoned mines, including several mines in within the City Limits of Grass Valley. Because downtown Grass Valley developed in the late 1800's along with the mining operations, this area continues to have hazardous waste conditions related to mining contaminants and buried subterranean mining structures. Contaminants from mining operations are found in the soils and urban creeks which run through the redevelopment area. Without assessment and clean-up of these properties, the Chamber and community cannot realize our long term economic vision for a healthy community with adequate jobs and services.

Thank you for considering this application. If you need further clarification of the Chamber's support for this project, I welcome you to call or email me directly.

Sincerely,

A handwritten signature in blue ink that reads "Robin Davies".

Robin Davies  
Chamber CEO and Executive Director  
rdavies@grassvalleychamber.com

12/15/2016

Thomas Last  
Community Development Director  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Last,

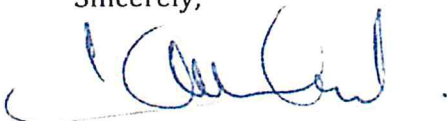
On behalf of the Nevada County Business and Career Network/Alliance for Workforce Development, Inc., I am pleased to submit this letter of acknowledgement and support for City of Grass Valley's application for Communitywide Assessment Grant to address brownfields sites in the City of Grass Valley.

Our interest in the success of this grant is two-fold. First, we are conveniently located in the City of Grass Valley and charged with the mission of coordinating all job placement and job training for the many lower income, unemployed and under-employed individuals in our area. Growth in this area has slowed substantially and Northern California continues to have unemployment rates higher than the nation overall. Thus, new jobs are very much needed in Grass Valley to replace the historic losses related to mining and forestry in the area. A major constraint to recruiting new employers and developers to our area is the presence of potential site contamination related in many instances to historic mining operations.

A second reason for our support is related to increasing awareness of the emerging fields in the environmental sector. We are fortunate to collaborate with Sierra College in our area which offers a 2 year degree in Environmental Studies and Sustainability and certification in Photovoltaic Skills and Advanced Skills Certificates. These certificates provide students with the knowledge and skills required to obtain employment as Photovoltaic System Installers and Technicians. Emphasis is on the critical skill competencies as recommended by the North American Board of Certified Energy Practitioners for entry level photovoltaic systems work.

We sincerely hope that you will support and approve this application for funding which is pivotal to the continued economic development and employment development of Grass Valley.

Sincerely,



**Luis M. Moreno**  
Assistant Director

Serving Butte, Lassen, Modoc, Nevada, Plumas & Sierra Counties  
A proud partner of America's Job Center of California Network



# ERC Nevada County Economic Resource Council

December 2, 2016

City of Grass Valley  
125 East Main Street  
Grass Valley, CA 95945

Attention: Tom Last, Community Development Director

**Reference:** *Gold Country Redevelopment Coalition*  
Community Wide Assessment Grant Proposal

**Subject:** *Letter of Support*

Dear Mr. Last,

As a partner with the City of Grass Valley and the City of Nevada City in the economic development of greater Grass Valley area, the Nevada County Economic Resource Council (NCERC) is pleased to offer this letter of support for the proposed U.S. Environmental Protection Agency (USEPA) Brownfields program grant proposal "Gold Country Redevelopment Coalition Community Wide Assessment."

NCERC is well aware that mine scarred lands complicate development of our foothill towns. As such we are pleased to see the local communities continuing to pursue grants to facilitate the site assessment process and encourage property owners to participate in this voluntary program. On an in-kind basis, NCERC will assist with marketing the Brownfields assessment program through our website and business resources listing which will increase community awareness of brownfields regulations and available programs. The NCERC will be happy to provide information regarding the market and re-use feasibility plans for key properties in the brownfields program and other redevelopment areas.

As you may also know, NCERC also maintains a land use and property inventory. As sites are assessed through this program, are interested in knowing which sites have environmental conditions and cleanup plans. We offer these services on an in-kind basis because of our shared mutual interest in promoting the clean-up and productive re-use of properties in Grass Valley and Nevada City. The estimated in kind value of these services over a three year program is \$3,600.00. This is based on an estimated



# ERC Nevada County Economic Resource Council

annual average of 30-40 hours of staff time committed to business outreach and coordinating with the City regarding the Brownfields program and related programs.

Few property sales transact and very few new developments can proceed without this critical step in the due diligence process. Properties who participate in this voluntary program are therefore one step closer to re-use and market feasibility. We sincerely hope the coalition is successful in receiving these much needed funds.

Sincerely,



Jon Gregory

Executive Director

Nevada County Economic Resource Council, Inc.



November 23, 2016

Thomas Last  
Community Development Director  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Last,

Nevada County Habitat for Humanity is pleased to submit this letter of support for City of Grass Valley's application for funding under the EPA Brownfields Assessment program to conduct community-wide assessments of hazardous substances and petroleum product sites planned for redevelopment in our redevelopment project area.

This organization will assist the Brownfields project in providing outreach to their members, reviewing re-use plans and identifying possibilities for affordable housing. Habitat for Humanity is an active partner with the City of Grass Valley in providing choices for affordable housing. We recognize that the opportunity to have federal support for the assessment of sites helps to reduce the cost burden of developing in-fill sites and lends to the feasibility of developing affordable housing. As such, we are pleased to offer our in-kind support in helping to identify sites for assessment, outreaching to our members about the Brownfields program, and continuing to work with the City of Grass Valley in the implementation of affordable housing. Habitat brings to this project, a strong knowledge of the local area, the constraints to new housing which includes brownfields, and knowledge of site locations which we believe with Brownfields funding could be made more feasible for affordable housing.

By way of background, Nevada County Habitat for Humanity was organized in mid 1995 by various community, government and church members to address the growing and recognized need for affordable housing in Nevada County. Nevada County Habitat for Humanity is a grass roots organization whose mission is to assist in providing affordable homeownership for low-income hardworking local families. Habitat has been an active self-help housing developer in Grass Valley and also runs the Nevada County Restore located in Grass Valley. The thrift store provides recycled building materials and appliances to promote affordable rehabilitation, home construction and the organization's environmental initiative; all proceeds help fund affordable local homeownership.

Thank you for considering this application. If you need further clarification of Habitat's support for this project, I welcome you to call or email me directly.

Sincerely,

A handwritten signature in blue ink that reads "Debbie Arakel".

Debbie Arakel  
Executive Director  
Nevada County Habitat for Humanity



NEVADA COUNTY CONTRACTORS' ASSOCIATION

149 Crown Point Court, Suite A • Grass Valley • Tel. # (530) 274-1919 • Fax # (530) 274-3373  
www.nccabuildingpros.com • email: nccaexec@pacbell.net

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**Tom Lott**  
Nevada City Engineering, Inc

November 18, 2016

Thomas Last  
Community Development Director  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

### **RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Last,

Nevada County Contractors Association (NCCA) is pleased to submit this letter of support for City of Grass Valley's application for funding under the EPA Brownfields Assessment program to conduct community-wide assessments of hazardous substances and petroleum product sites planned for redevelopment in our redevelopment project area. This organization will assist the Brownfields project in providing outreach to their members, reviewing re-use plans and helping to identify sites and areas where new development would benefit from this program.

The Nevada County Contractors Association is a non-profit association of general contractors, sub-contractors, building material suppliers, and other related construction industry businesses. The purpose of the NCCA is to promote, foster and maintain high standards and ethical practices within the construction industry. This group will be a partner in developing recommendations for public and worker safety and providing education materials about brownfields and clean-up planning requirements to their members. This association also provides information to contractors on recycled building materials and is linked with the State of California Integrated Waste Management Agency's California Materials Exchange (CalMAX) program. CalMAX conserves energy, resources, and landfill space by helping businesses and organizations find alternatives to the disposal of valuable materials or wastes through waste exchange.

Thank you for considering this application. If you need further clarification of the NCCA's support for this project, I welcome you to call or email me directly.

Sincerely,

Barbara Bashall, Executive Director

## **ATTACHMENT E**

### **Documentation of Leverage Funds**

Although the Coalition is already organized and committed to participating through a Memorandum of Understanding, the Coalition is not committing leveraged funds at this time. Documentation of leveraged funds is therefore not being submitted.

**ATTACHMENT F**  
**Property-Specific Determination Request**

As a Coalition, this application is targeted community-wide. Therefore, a property-specific determination request is not being submitted.

## **ATTACHMENT G**

### **Letters of Commitment**

- **City of Nevada City**
- **Nevada County Environmental Health Department**





# City of Nevada City

---

November 30, 2016

Robert Richardson  
City Manager  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Richardson,

This letter is to confirm the City of Nevada City's commitment to support the Brownfields program grant proposal "Gold Country Redevelopment Coalition Community Wide Assessment".

The City of Nevada City has been awarded and has successfully implemented one other Brownfields Assessment grant in 2006 and four Brownfields Cleanup grants between 2008 to present. The City of Nevada City's mission is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors. This proposed project is consistent with our mission, and more specifically would support our interests in providing more available public green space for the local community and the many visitors who are drawn to the town for its natural beauty and history.

As a coalition member, we acknowledge that if the proposed project is awarded, each Coalition partner would need to sign a Memorandum of Agreement prior to the expenditure of any awarded assessment funds.

We look forward to working with our partners on this important planning project as well as the partnership with the other Coalition members. If you have any questions please contact our City Manager, Mark Prestwich, at 530-265-2496 x119 or [mark.prestwich@nevadacityca.gov](mailto:mark.prestwich@nevadacityca.gov).

Regards,

Evans Phelps  
Mayor, Nevada City



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
ENVIRONMENTAL HEALTH DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
(530) 265-1222 FAX (530) 265-9853 [www.mynevadacounty.com](http://www.mynevadacounty.com)

---

November 29, 2016

Robert Richardson  
City Manager  
City of Grass Valley  
125 E Main Street  
Grass Valley, California 95945

**RE: Gold Country Redevelopment Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Richardson,

This letter is to confirm the County of Nevada Environmental Health Department's (NCEHD) commitment to support the Brownfields program grant proposal "Gold Country Redevelopment Coalition Community Wide Assessment". NCEHD is committed to the health of the community and understands the unique environmental conditions of a legacy mining impacted community. NCEHD proactively supports projects that will positively impact the public health of the citizens and visitors to Nevada County.

The purpose of the project is to facilitate cleanup and revitalization of key brownfields within our communities in order to prevent community exposures to legacy toxics and to support our neighborhoods by allowing for planned development and safe recreation opportunities.

As a coalition member, we acknowledge that if the proposed project is awarded, each Coalition partner would need to sign a Memorandum of Agreement prior to the expenditure of any awarded assessment funds.

We look forward to working with our partners on this important planning project as well as the partnership with the other Coalition members. If you have any questions please contact Amy Irani, Director, NCDEH at (530) 265-1464 or David Huff, Program Manager, NCDEH, at (530) 265-1767.

Sincerely,

David Huff, REHS, CHMM  
NCDEH Program Manager

## **ATTACHMENT H**

### **Petroleum Eligibility Determination**

The Coalition is not seeking a petroleum eligibility determination. This information is therefore not being submitted.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Grass Valley

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000342

\* c. Organizational DUNS:

0624001920000

### d. Address:

\* Street1:

215 E. Main St.

Street2:

\* City:

Grass Valley

County/Parish:

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

95949-7735

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Howard

Middle Name:

\* Last Name:

Levine

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

530-274-4318

Fax Number:

\* Email:

hlevine@cityofgrassvalley.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Assessment of legacy mining containments throughout Nevada County by coalition members, the City of Grass Valley, the City of Nevada City, and the County of Nevada Environmental Health Department.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="598,312.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="598,312.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: